

GENERAL DATA

- TAX PARCEL/DEED REFERENCE: 11-021.00-042; 11-021.00-052 THRU -057
TOTAL EXISTING LOTS: 7 / PROPOSED LOTS: 0
- EXISTING ZONING: BP (BUSINESS PARK)
- BULK AREA RESTRICTIONS - BP - OFFICES, COMM. LODGING/RESTAURANTS

STREET YARD SETBACK:	40'
SIDE YARD:	20'
REAR YARD:	20'
LOT AREA:	5 ACRES/2 ACRES (RESTAURANT)
BUILDING HEIGHT:	50'/30' (RESTAURANT)
PARKING SETBACK (STREET/OTHER):	40'/10'

SITE USE: EXISTING - VACANT
PROPOSED - OFFICE, HOTEL, BANK, RESTAURANT AND DAYCARE

- DATUM: N.G.S.
TOPOGRAPHIC INFORMATION WAS FIELD SURVEYED BY REYBOLD VENTURE GROUP, ON 7/13/2019.
SITE BENCHMARK: EXISTING CONCRETE MONUMENT AT NORTHEAST CORNER OF SITE
ELEVATION: 64.08

- GROSS AREA: 17.25± ACRES

- WATER SUPPLY: ARTESIAN WATER
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

- SANITARY SEWER: (GRAVITY) NEW CASTLE COUNTY (PRIVATE)
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT:

OFFICE:	130,883 SF	X 0.1 GPD/SF	=	13,088 GPD
DAY CARE:	150 STUDENTS	X 7.5 GPD/STUDENT	=	1,125 GPD
RETAIL:	36 EMPLOYEES	X 12.5 GPD/EMPLOYEE	=	450 GPD
HOTEL:	6,000 SF	X 0.1 GPD/SF	=	600 GPD
WAWA:	125 ROOMS	X 50 GPD/ROOM	=	6,250 GPD
PROPOSED SITE TOTAL:	200 SEATS	X 25 GPD/SEAT	=	5,000 GPD
				29,013 GPD

- DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

- WATER RESOURCE PROTECTION: A PORTION OF THIS PROPERTY IS LOCATED WITHIN A CLASS C WELLHEAD WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1993, REVISED MARCH 2022.

- THE PARCEL IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD, IN ACCORDANCE WITH FEMA MAPPING, PANEL 10003C0230L, DATED JANUARY 22, 2020.

- CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.

- WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND INVESTIGATION REPORT PREPARED LANDMARK SCIENCE & ENGINEERING, DATED AUGUST 2020.

- LAND DEVELOPMENT DATA:

PREVIOUSLY APPROVED BUILDING AREA: 84,205± SF
PROPOSED BUILDING AREA: 3,097± SF
TOTAL BUILDING AREA: 87,302± SF

PREVIOUSLY APPROVED GROSS FLOOR AREA: 273,819± SF
PROPOSED GROSS FLOOR AREA: 0 SF
TOTAL GROSS FLOOR AREA: 273,819± SF

PREVIOUSLY APPROVED PAVED AREA: 358,034± SF
PROPOSED PAVED AREA: 795± SF
TOTAL PAVED AREA: 358,829± SF

PREVIOUSLY APPROVED OPEN AREA: 252,648± SF
PROPOSED REDUCED OPEN AREA: 3,902± SF
TOTAL OPEN AREA: 251,341± SF

PROPOSED DEDICATED RIGHT-OF-WAY
TOTAL STORM WATER MANAGEMENT AREA: 56,202± SF
TOTAL: 1.30± ACRES = 7.50%
17.25 ACRES = 100%

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- THERE ARE NO PRECAUTIONARY OR PROHIBITIVE STEEP SLOPES ON THIS SITE.

- THIS PLAN SUPERSEDES, IN PART, THE RESUBDIVISION PLAN FOR PENCADER CORPORATE CENTER LOT 30 (PARCEL A), RECORDED ON 2/9/2021 ON INSTRUMENT NO. 20210209-0016736. AND THE THE SUBDIVISION PLAN FOR PENCADER CORPORATE CENTER LOT 30 (PARCEL A) RECORDED ON 4/28/2008 ON INSTRUMENT NO. 20080428-0028927, AND THE RECORD MINOR LAND DEVELOPMENT PLAN OF PENCADER CORPORATE CENTER LOT 30 (PARCEL A) DATED JUNE 1, 2006 AND RECORDED ON JUNE 11, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE ON INSTRUMENT NO. 20070611-0051835, AND THE RECORD MAJOR SUBDIVISION PLAN FOR LOT 30 (PARCEL A) AT PENCADER CORPORATE CENTER, DATED 8/17/98 AND RECORDED ON 8/19/99 ON MICROFILM NO. 13981, AND THE RECORD MINOR LAND PLAN LOT 30 (PARCEL B) PENCADER CORPORATE CENTER DATED 8/17/98 AND RECORDED ON 8/19/99 ON MICROFILM NO. 13945.

- NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT TO ACCESS ALL PRIVATE ACCESSWAYS AND PARKING AREAS FOR THE PURPOSE OF OPERATING, MAINTAINING, AND REPAIRING THE SANITARY SEWER SYSTEM WITHIN THE SANITARY SEWER EASEMENTS.

- THERE ARE NO WATERBODIES OR WATERCOURSES ON THIS SITE.

- THIS PARCEL IS COVERED BY THE DECLARATION OF RESTRICTIONS CONTAINED IN DEED BOOK 508, PAGE 38, WHICH APPLIES TO ALL PARCELS WITHIN PENCADER CORPORATE CENTER.

- MONUMENTS:
■ (1) - EXISTING
□ (13) - PROPOSED

- A DECELERATION LANE WILL BE PROVIDED FOR THE CORPORATE BOULEVARD ENTRANCE IN ACCORDANCE WITH DELDOT STANDARDS.

- FOR CROSS-ACCESS AGREEMENT BETWEEN PARCELS A AND B SEE AGREEMENT DATED 6/30/99 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DE, IN DEED BOOK 2681, PAGE 147.

- THE DEVELOPER WILL CONSTRUCT A BUS PAD AND SHELTER AT THE DIRECTION OF THE DELAWARE TRANSIT CORPORATION ALONG EITHER DELAWARE ROUTE 896 OR CORPORATE BOULEVARD.

- THE DEVELOPER WILL PROVIDE BICYCLE LOCKERS AT THE OFFICE/HOTEL COMPLEX. TOTAL BICYCLE PARKING SPACES: 20

- THE DEVELOPER WILL PROVIDE (IF REQUESTED BY AN OFFICE TENANT), A SHOWER WITHIN THE TENANTS SPACE FOR THE USE OF THE TENANTS EMPLOYEES. THE DEVELOPER WILL PROVIDE TO DELDOT AND NEW CASTLE COUNTY WRITTEN INFORMATION THAT THE OFFICE TENANT HAS BEEN INFORMED OF THE SHOWER OPTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE TENANTS OFFICE SPACE.

- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

- THE WATER MANAGEMENT AGREEMENT FOR CONSTRUCTION WITHIN A WELLHEAD WRPA IS DATED 4/12/99 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE IN DEED BOOK 2690, PAGE 138.

- PRIOR PLAN APPROVALS:
EXPLORATORY SKETCH PLAN APPROVAL:

- POSTAL ADDRESSES ARE ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES, AS FOLLOWS:
120, 130-140 EVEN, 150, 160, 170 & 180
EXECUTIVE DR, NEWARK, DE 19702

- ACREAGE OF DISTURBANCE = 17.8± ACRES
LIMIT OF DISTURBANCE SHALL BE FENCED PRIOR TO ANY LAND DISTURBING ACTIVITY.

- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENTS AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON JANUARY 8, 2021, AT INSTRUMENT NO. 20210108-0003151.

- VARIANCES:
AREA VARIANCE FROM THE MAXIMUM FLOOR AREA RATIO OF 0.34 TO ALLOW A GROSS FLOOR AREA RATIO OF 0.38, VARIANCE APPLICATION NO. 06-0320-A WAS APPROVED ON MAY 25, 2006.

- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THE PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

- PURSUANT TO THE LIMITED USE STANDARD OUTLINED IN TABLE 40.03.210.C OF THE UDC, COMMERCIAL, RETAIL AND SERVICE, 10% GFA WITHIN ANY PARK/DEVELOPMENT AND MAX. 10% GFA WITHIN ANY ONE PARCEL IN A BP DISTRICT. PROPOSED COMMERCIAL RETAIL AND SERVICE GFA = 17,585 SF (6.4%). COMMERCIAL LODGING; MAX. 10% GFA WITHIN THE PARK/DEVELOPMENT IN A BP DISTRICT. PROPOSED COMMERCIAL LODGING GFA = 71,979 SF (2.8%).

- DEVELOPER SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT)'S CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.

- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.

- SHRUBBERY, PLANTINGS SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DESIGNATED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

- ON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD-TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §1313). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.

- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.

- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.

- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.

- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

- CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NOC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.

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APPLICATION NO. 2022-0769(S)

RECORD RESUBDIVISION PLAN

LOT 30 (PARCEL A)

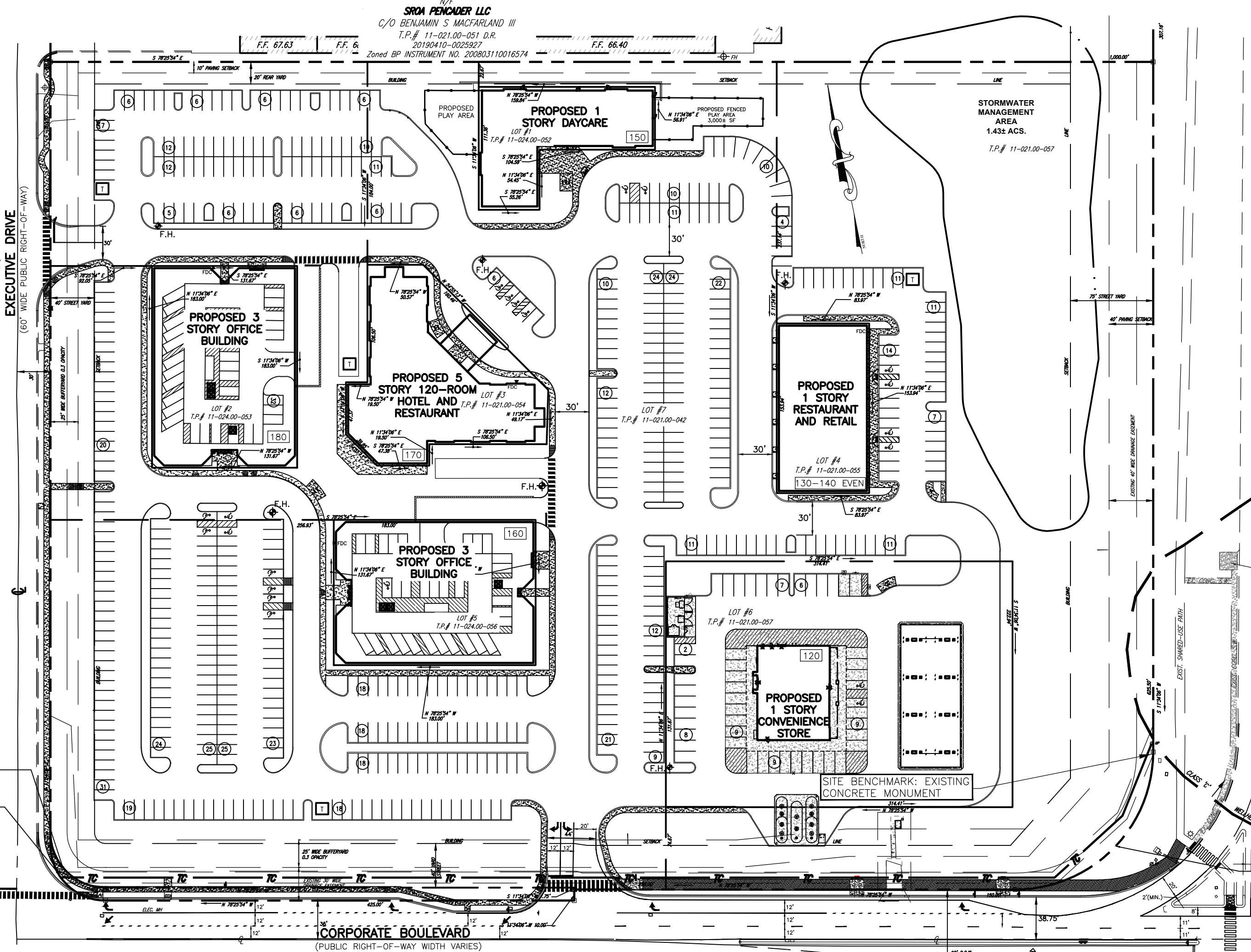
PENCADER CORPORATE CENTER

PENCADER HUNDRED - NEW CASTLE COUNTY

DELAWARE

42. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF _____ SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST ISSUANCE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.

43. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.



CORPORATE BOULEVARD
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

EXECUTIVE DRIVE
(60' WIDE PUBLIC RIGHT-OF-WAY)

DELAWARE ROUTE 896
(PUBLIC R.O.W. WIDTH VARIES)

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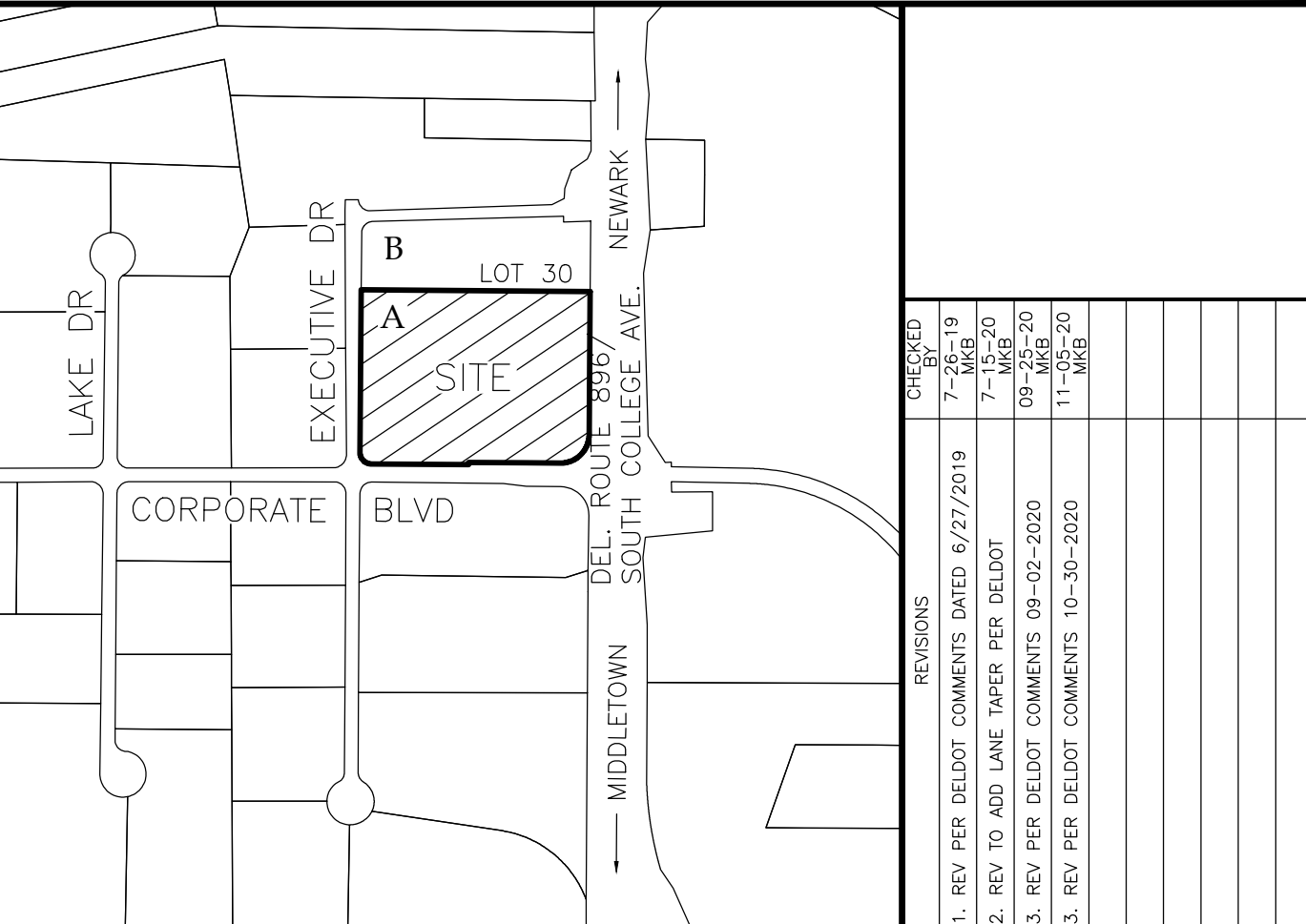
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LOCATION MAP
NCC ZONING MAP NUMBER 61
1"=800'

SHEET INDEX
RECORD RESUBDIVISION PLAN - COVER SHEET CR-01
RECORD RESUBDIVISION PLAN CR-02
RECORD RESUBDIVISION PHASING PLAN CR-03

LEGEND:

PROPERTY LINE
PROPOSED LOT LINE
PROPOSED PERMANENT EASEMENT
EXISTING 5' CONTOUR
EXISTING 1' CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING EDGE OF PAVEMENT
EXISTING PAVEMENT
EXISTING CURB
PROPOSED CURB
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING LIGHT POLE
EXISTING WATER
PROPOSED WATER
PROPOSED WATER SERVICE
EXISTING WATER VALVE
PROPOSED FIRE HYDRANT
EXISTING TREE LINE
EXISTING POND
CLASS 'C' WELLHEAD WRPA
LIMITS OF DISTURBANCE
POSTAL ADDRESS
PARKING COUNT PROVIDED
PARKING COUNT POTENTIAL

THE PURPOSE OF THIS PLAN IS TO:

1. DELINEATE THE UPDATED WRPA CLASS C WELLHEAD LIMITS;
2. REVISE THE LOCATION OF THE UNDERGROUND FUEL TANKS FOR THE PROPOSED CONVENIENCE STORE;
3. RECONFIGURE THE POTENTIAL PARKING LAYOUT.